

65-0-43

56-20

QUITCLAIM DEED
(With Covenant)NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That F. WILLIAM ZIMBA, a resident of Unity, Waldo County, Maine, in consideration of one dollar and other valuable consideration paid by PATRICIA A. ZIMBA, wife of F. William Zimba, also of Unity, Maine, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said PATRICIA A. ZIMBA, her heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, and further bounded and described as follows:

Beginning at a point in the southerly line of Eustis Parkway measured three hundred fifty feet (350') westerly from the west line of Ruppert Street; thence westerly along the southerly line of Eustis Parkway one hundred five feet (105'); thence at right angles southerly one hundred feet (100'); thence at right angles easterly at one hundred five feet (105'); thence northerly one hundred feet (100') to the point of beginning. Meaning and intending to convey Lot #32 on a Plan of Eustis Parkway, West End Plan, made by Carl H. Crane, Reg. Civil Engineer, of Waterville, Maine, August 27, 1963.

The conveyance of the Lots #30 and #32 on Eustis Parkway is subject to the following restrictions, which are to run with the land:

No building other than a private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty-two feet (32') from the line of any street, provided, however, that porticoes projecting not over three feet (3'), steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than eight feet (8') from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Twenty Thousand Dollars (\$20,000.00). The garage, unless built as a part of the house, shall be set back at least sixty feet (60') from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet (70') frontage on the street. The finish grade of the lot facing the street shall not be over three feet (3') above the top surface of the center line on the street when completed and the top of the foundation wall of the house erected on said lot shall be not over four feet (4') above the top surface of said center line of the street.

Subject to a reserve life estate for the benefit of Germaine A. Zimba, mother of F. William Zimba, as reserved in Deed recorded in the Kennebec Registry of Deeds in Book 2691, Page 204. Also see Book 2696, Page 142.

Being the same premises conveyed to F. William Zimba by deed of Germaine A. Zimba in Book 2691, Page 204. See also Book 2696, Page 142.

To Have and to Hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said PATRICIA A. ZIMBA, her heirs and assigns forever.

And I do covenant with the said Grantee, her heirs and assigns, that I will Warrant and Defend, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, the said F. WILLIAM ZIMBA as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, subject to the reserved life estate for the benefit of my said mother, Germaine A. Zimba, have hereunto set my hand this 16th day of October in the year one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered
In Presence Of

William F. Hufnagel

F. William Zimba
F. WILLIAM ZIMBA

State of Maine
Kennebec, ss.

October 16, 1986

Personally appeared the above named F. William Zimba and acknowledged the above instrument to be his free act and deed.

Before me,

William F. Hufnagel
Notary Public

(Type or Print Name)

WILLIAM F. HUFNAGEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 28, 1992



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